

## **APPENDIX A**

**Summary of Limited Phase 1 Activities  
Baldwin Hardware Manufacturing Corporation  
Assembly and Distribution Facility**

**225 Peach Street, North Pointe Business Center  
Ontelaune Township, Pennsylvania**

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**Baldwin Hardware Manufacturing Corporation - Assembly and Distribution Facility**  
**225 Peach Street, North Pointe Business Center, Ontelaunee Township, Pennsylvania**

Background

LEA performed limited Phase I activities at Baldwin's assembly and distribution center, located at 225 Peach Street, North Pointe Business Center, Ontelaunee Township, Pennsylvania. The Phase I activities were limited to a review of documents provided by Masco Corporation, and an interview with Baldwin personnel during a reconnaissance of the property. The findings of the limited Phase I activities are summarized below.

Document Review

The documents that were made available for review included: (i) a report entitled *Phase I Environmental Site Assessment*, prepared for Masco by CRA and dated February 2000; and (ii) a report entitled *Phase II Investigation*, prepared for Masco by CRA and dated March 1, 2000. The Phase I assessment was performed to identify RECs associated with prior or current use of the property. At the time of this assessment, the subject parcel consisted of approximately 52 acres of farmland. As provided in the Phase I report, the property had historically been used as an orchard and a farm, involving the use of potentially hazardous materials (agricultural chemicals). In addition, an adjacent property was identified by a DEP official due to a concern regarding possible organic groundwater contamination. The potential impact to the property from these conditions could not be assessed at the time that the Phase I assessment was performed.

Thus, a Phase II investigation was subsequently performed to assess existing "baseline" conditions and to establish whether previous use of the property resulted in impacts to soil or groundwater. As presented in the Phase II report, groundwater, surface soil, and subsurface soil samples were obtained for laboratory analysis. Based on the results, none of these media contain concentrations of organic or inorganic constituents above the applicable Pennsylvania Statewide Medium-Specific Concentrations. On this basis, it was reported that no environmental impairment of the property was apparent. No further investigative activities were recommended.

Property Reconnaissance and Key Personnel Interview

On July 8, 2003, LEA performed a reconnaissance of the subject parcel. The reconnaissance included a walkover of the assembly and distribution facility building and the surrounding



grounds. The facility is located within an industrial park in a rural area north of Reading, Pennsylvania. The facility building encompasses 255,600 square feet set on an approximate 52-acre parcel. The exterior of the building is well maintained and includes paved parking and landscaped areas. The primary outdoor activity conducted at the site involves receiving manufactured product from the manufacturing facility and distributing the product to customers. It was estimated that approximately 150 employees work at this facility.

In addition to the distribution operations, activities conducted inside the facility include some assembly of locksets, packaging, and customer service. Chemicals historically have not been used at the site. Other than batteries for forklifts, lubricants for a few machines, and maintenance supplies, no chemicals are used at this location. Wastes generated at the facility are limited to sanitary wastewater that is discharged to the local POTW, and residual wastes. The residual wastes consist primarily of paper waste and scrap metal and are tracked at the manufacturing facility.

No RECs were observed during the property reconnaissance. Based on the limited Phase I activities performed at the assembly and distribution facility, there is limited business environmental risk associated with the property.

